

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		FAIRVIEW AVE, ARLINGTON

## OWNERSHIP

Owner 1:	TRVALIK BRUCE G & MARY B				
Owner 2:					
Owner 3:					
Street 1:	45 FAIRVIEW AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains .211 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1906, having primarily Wood Shingle Exterior and 3012 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.21070	Total SF/SM:	9178	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	486,741	Spl Credit	Total:	486,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9178.000	685,200	18,800	486,700	1,190,700
Total Card	0.211	685,200	18,800	486,700	1,190,700
Total Parcel	0.211	685,200	18,800	486,700	1,190,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		395.28	/Parcel: 395.2

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	685,200	18800	9,178.	486,700	1,190,700		Year end	12/23/2021
2021	101	FV	664,700	18800	9,178.	486,700	1,170,200		Year End Roll	12/10/2020
2020	101	FV	664,600	18800	9,178.	486,700	1,170,100	1,170,100	Year End Roll	12/18/2019
2019	101	FV	516,800	19100	9,178.	452,000	987,900	987,900	Year End Roll	1/3/2019
2018	101	FV	516,800	19100	9,178.	452,000	987,900	987,900	Year End Roll	12/20/2017
2017	101	FV	516,800	19100	9,178.	396,300	932,200	932,200	Year End Roll	1/3/2017
2016	101	FV	516,800	19100	9,178.	361,600	897,500	897,500	Year End	1/4/2016
2015	101	FV	481,100	19500	9,178.	319,900	820,500	820,500	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	BS	Barbara S
4/7/2009	Meas/Inspect	163	PATRIOT
4/8/2005	Permit Visit	BR	B Rossignol
10/6/1999	Meas/Inspect	263	PATRIOT
11/1/1981		MS	

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	43884
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

